

# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

This listing is provided as a service of the Development Office, and is updated monthly. Information on spaces/properties availability is provided by the property owner or manager listed as the contact for each property. There may be additional properties available that are not included on this list. For more information contact the Development Office at (540) 722-7575.

### Loudoun Street Pedestrian Mall – Primary District

1. **9 North Loudoun Street, Suite 301**
  - **Historic or Identifying Name:** Bright Center
  - **Third Floor: Office:** 3,600 sq. ft.
  - **Current Use:** Office
  - **Rent/Lease:** \$ 6,000 monthly
  - **Amenities/Comments:**
    - Recently Renovated
    - HVAC
    - Water/Sewer included with rent
    - “Smart Building” computer hook-ups
    - Handicapped accessible
  - **Contact:** Brett Haynes, Coldwell Banker Commercial, (540) 667-7071
  
2. **9 North Loudoun Street, Suite 205**
  - **Historic or Identifying Name:** Bright Center
  - **Second Floor:** 1,300 square feet
  - **Current Use:** Office
  - **Rent/Lease:** \$1,800 monthly
  - **Amenities/Comments:**
    - HVAC
    - Water, Sewer, Electric Included with Rent
    - “Smart Building” computer hook-ups
    - Handicapped Accessible
  - **Contact:** Brett Haynes, Coldwell Banker Commercial, (540) 667-7071



---

#### Economic Redevelopment

2 North Cameron Street, Winchester, VA 22601

Tel: (540) 722-7575

Fax: (540) 722-7570

Update: August 14, 2007

# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### 3. 27-29 North Loudoun Street

- **Current Use:** Vacant
- **First Floor & Second Floor:** 5,902 sq. ft.
- **Sale:** \$950,000 entire building or divide into two units at \$500,000 each
- **Lease:** \$4,900 entire building or divide into two units @ \$2,900
- **Amenities/Comments:**
  - HVAC
  - Rear and front entrance
  - Eight parking spaces
  - Display window
  - "Smart Building" (computer hook ups) on second floor
  - Property has been recently renovated
  - Possible conversion to condo by one floor
- **Contact:** Betty Friant or Conrad Koneczny, Sperry Van Ness, (540) 535-0808
- **Lease Contact:** Stewart Masters, (540) 662-4337



### 4. 115 North Loudoun Street

- **Current Use:** Vacant
- **Historic or Identifying Name:** Miller Building
- **First Floor:** 4,800 sq. ft.
- **Rent:** \$9.00 per sq. ft.
- **Amenities/Comments:**
  - Newly renovated
  - HVAC
  - Parking
  - Rear and front entrance
  - Display window
  - "Smart Building" computer hook-ups
  - Handicapped accessible
- **Contact:** Stan Corneal (540) 303-3864 or (540) 667-2424



# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

5. **117 North Loudoun Street**
- **Current Use:** Office
  - **Second Floor:** 1,800 square feet
  - **Third Floor:** 500 square feet
  - **Rent:** \$1,600 monthly
  - **Terms of Lease:** Minimum of one year
  - **Amenities:**
    - HVAC
    - Front Entrance
    - Two Parking Spaces
    - Display Window
  - **Contact:** Stan Corneal (540) 303-3864 or (540) 667-2424
6. **139 North Loudoun Street**
- **History:** Office Space
  - **Current Use:** Vacant
  - **Second Floor**
  - **Rent:** \$200 - \$600/monthly
  - **All utilities included**
  - **Contact:** Hables Real Estate (540) 662-3124
7. **151 North Loudoun Street**
- **Identifying Name:** Old Town Retail & Apartments
  - **Current Use:** Vacant
  - **First Floor:** 1856 sq. ft.
  - **Second Floor:** 1856 sq. ft.
  - **Third Floor:** 465 sq. ft.
  - **Sale:** \$875,000
  - **Amenities/Comments:**
    - HVAC
    - Rear and front entrance
    - Seven parking spaces
    - Display window
  - **Contact:** Betty Friant or Conrad Koneczny (540) 535-0808



# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### 8. 139 South Loudoun Street

- **Historic or Identifying Name:** The Bargain Corner  
(Corner of Cork & Loudoun Street)
- **Current Use:** Vacant
- **Business Description:** Retail
- **First Floor:** 1,650 sq. ft.
- **Rent:** \$1,500 monthly
- **Lease:** minimum of 36 months
- **Amenities:**
  - Front entrance
  - Public parking across street
- **Contact:** Robert Spigner, Adams-Nelson & Associates,  
(540) 667-2424



### Loudoun Street (properties located off the Mall) – secondary district

### 9. 721 South Loudoun Street

- **First & Second Floor:** 1752 square footage
- **Current Use:** First Floor- Church, Second Floor- Apartment
- **Rent:** First Floor-\$950  
Second Floor: \$750
- **Lease:** First Floor: 12/31/2007  
Second Floor: 6/30/0007
- Property has been recently renovated
- **Amenities:**
  - HVAC
  - Rear and Front Entrance
  - Parking
- **Sale:** \$210,000
- **Contact:** D. Susan Raburn (540) 539-8884

# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

10. **813 South Loudoun Street**
  - **Historic or Identifying Name:** Shenandoah Arts Council
  - **Business Description:** Non-profit arts organization
  - **A 380 square foot, second floor rear studio with southern exposure.**
  - **Front Room:** 177 sq. ft.
  - **Hallway & Bathroom:** 45 sq. ft.
  - **Rear Room:** 158 sq. ft.
  - **Current Use:** Artist/Studio Space (non-residential)
  - **Rent:** \$350 a month plus electricity
  - **Contact:** Tracy Marlatt (540) 667-5166
  
11. **813 South Loudoun Street**
  - **Historic or Identifying Name:** Shenandoah Arts Council
  - **Business Description:** Non-profit arts organization
  - **A 431 square foot, second floor front studio with eastern exposure.**
  - **Front room:** 211 sq. ft.
  - **Hallway & Bathroom:** 60 sq. ft.
  - **Rear Room:** 160 sq. ft.
  - **Rent:** \$350 a month plus electricity
  - **Current Use:** Artist/Studio Space (non-residential)
  - **Contact:** Tracy Marlatt (540) 667-5166
  
12. **813 South Loudoun Street**
  - **Historic or Identifying Name:** Shenandoah Arts Council
  - **Business Description:** Non-Profit Arts Organization
  - **A 387 square foot, second floor rear studio with northern exposure.**
  - **Front Room:** 168 sq. ft.
  - **Hallway & Bathroom:** 60 sq. ft.
  - **Rear Room:** 159 sq ft.
  - **Rent:** \$350 a month plus electricity
  - **Current Use:** Artist/Studio Space (non-residential)
  - **Contact:** Tracy Marlatt (540) 667-5166

# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### Boscawen Street– Secondary District

#### 13. 6 West Boscawen Street

- **Historic or Identifying Name:** Ex-Arabella
- **Prime Ground-Floor Retail Space – 1,850 sq. ft.**
- **Rent:** \$1,950 per month excluding utilities
- **Contact:** Robina Rich Bouffault (540) 837-1988



#### 14. 10 West Boscawen Street

- **Historic or Identifying Name:** The 1930s Offices
- **Individual executive office space, which can accommodate 2-3 people**
- **Rent:** \$550 per month – all utilities included
- **Amenities:**
  - Individual split-system A/C
  - Hardwood floor
  - 4 phone line capability
  - DSL availability
- **Contact:** Robina Rich Bouffault (540) 837-1988

#### 15. 16 West Boscawen Street

- **Current Use:** Vacant
- **Second Floor:** 800 square feet
- **Lease:** 1 year; \$1,050 a month NNN
- **Property has been recently renovated**
- **Amenities:**
  - HVAC
  - Front Entrance
  - One Parking Space
  - Smart Building ( Computer Hookups)
- **Contact:** Conrad Koneczny, (540) 535-0808

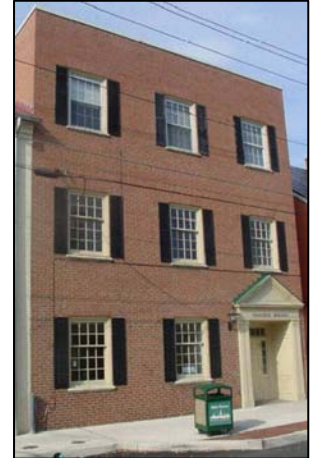
# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### 16. 25 East Boscawen Street

- **Historic or Identifying Name:** Graichen Building
- **Current Use:** Office
- **First Floor:** 2,550 sq. ft.
- **Second Floor:** 2,392 sq. ft.
- **Second Floor:** 900 sq. ft. sublet, turn-key operation, fully-furnished,
- **Rent:** \$1500 per month
- **Third Floor:** 2,600 sq. ft.
- **Sale Price:** \$1,195,000.00
- **Third Floor Lease:** \$10.00 per sq. ft.
- **Amenities:**
  - Property has recently been renovated
  - Will renovate to suit tenant
  - HVAC
  - Utilities included with rent
  - Front entrance
- **Contact:** Matt Everly, Vaaler Real Estate, (703) 771-1162



### Cameron Street – Secondary District

### 17. 2 North Cameron Street, Third Floor

- **Historic or Identifying Name:** Kurtz Building
- **Current Use:** Office
- **Third Floor:** 3,500 sq. ft.
- **Rental:** \$4,375 monthly (includes all utilities, janitorial, common area maintenance, taxes, building insurance & building security system)
- **Amenities:**
  - HVAC
  - Utilities included in rent
  - Rear entrance
  - "Smart Building" computer hook-ups
  - Handicapped accessible
- **Contact:** J. Michael Foster, Adams-Nelson & Associates, (540) 667-2424 or (540) 664-1832



---

#### Economic Redevelopment

2 North Cameron Street, Winchester, VA 22601

Tel: (540) 722-7575

Fax: (540) 722-7570

Update: August 14, 2007



# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### Braddock Street – Secondary District

#### 18. 20 South Braddock Street

- **Current Use:** Commercial/Office/Retail
- **Business Description:** Prime office/retail/artist studio in historic brick townhome
- **Rent/Lease:** \$950 monthly
- Space 1,100 sq. ft.
- **Amenities/Comments:**
  - Heat and water included with rent
  - Front entrance
  - On - street parking
  - Central air
  - Wall to wall carpet
  - Computer and cable ready
  - "Smart Building" computer hook-ups
  - Charming 5 rooms all with windows
- **Contact:** Jerry Ayres (540) 535-0739 or (540) 771-0138



#### 19. 116 & 118 South Braddock Street

- **Historic or Identifying Name:** Cammers Cleaners Building
- **First Floor:** 2,300 sq. ft.
- **Second Floor:** 1,350 sq. ft.
- **Third Floor:** 180 sq. ft.
- **Rear Barn:** first floor – 700 sq. ft, second floor – 700 sq. ft.
- **Current Use:** Vacant
- **Amenities:**
  - Parking
  - Display window
- **Sale:** "reduced" \$486,900
- **Business description:** Excellent opportunity for historic rehab tax credit
- **Contact:** Betty Friant or Conrad Koneczny--- Sperry Van Ness (540)-535-0808





# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

### Piccadilly Street – Secondary District

#### 20. 33 & 35 West Piccadilly Street

- **Property Owner:** Provident Bank
- **First Floor:** 2,168 sq. ft.
- **Second Floor:** 2,168 sq. ft.
- **Third Floor:** 300 sq. ft.
- **Current Use:** Vacant
- **Amenities:**
  - HVAC
  - Rear & Front Entrance
  - Display window
  - "Smart Building" computer hook-ups
  - Security System
- **Sale:** \$495,000
- **Business description:** Historic 1850's building perfect for owner occupied business or investment.
- **Contact:** Stan Corneal (540) 303-3864 or (540) 667-2424



### Commercial Properties

#### 21. 1950 Abrams Creek

- **Property Owner:** Featherbed LLC
- **Acreage:** 4+
- **First Floor:** 5,000 square feet
- **Current Use:** Warehouse
- **Rent:** \$5.25 per square foot or \$2,187.50 monthly
- **Amenities:**
  - Rear Entrance
  - Front Entrance
  - Parking
  - Handicapped Accessible
- **Contact:** Gillian Greenfield (540) 667-7071



---

#### Economic Redevelopment

2 North Cameron Street, Winchester, VA 22601

Tel: (540) 722-7575

Fax: (540) 722-7570

Update: August 14, 2007

# Available Spaces & Properties Listing

Update: August 14, 2007

## Economic Redevelopment

**22. 225 East Pall Mall Street**

- **Warehouse/Office Space for Lease or Sale**
- **Space:** 9,451 sq. ft.
- **Amenities:**
  - Newly renovated
  - On Proposed Bike Path
- **Lease Rate:** \$12.00/sf
- **Sale Price:** \$1,500,000
- **Contact:** Rod Fallon, (703) 926-6342 or [rfallon@hagner.com](mailto:rfallon@hagner.com)